

080.A

Map

0002

Block

0132.2

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 456,800 /

USE VALUE: 456,800 /

ASSESSed: 456,800 /

Total Card /

Total Parcel

456,800

456,800

456,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
132		WASHINGTON ST, ARLINGTON

OWNERSHIP

Owner 1:	DESSUREAU SEAN BENNETT				
Owner 2:					
Owner 3:					
Street 1:	132 WASHINGTON STREET UNIT 2				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	TETER CHRISTIAN J/LINDSEY R -		
Owner 2:	-		
Street 1:	132 WASHINGTON STREET UNIT 2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Wood Shingle Exterior and 1105 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7663												G6	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	456,800			456,800
Total Card	0.000	456,800			456,800
Total Parcel	0.000	456,800			456,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	413.39	/Parcel:	413.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	450,000	0	.		450,000	450,000	Year End Roll	12/18/2019
2019	102	FV	486,700	0	.		486,700	486,700	Year End Roll	1/3/2019
2018	102	FV	430,200	0	.		430,200	430,200	Year End Roll	12/20/2017
2017	102	FV	392,000	0	.		392,000	392,000	Year End Roll	1/3/2017
2016	102	FV	392,000	0	.		392,000	392,000	Year End	1/4/2016
2015	102	FV	362,100	0	.		362,100	362,100	Year End Roll	12/11/2014
2014	102	FV	345,400	0	.		345,400	345,400	Year End Roll	12/16/2013
2013	102	FV	345,400	0	.		345,400	345,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TETER CHRISTIAN	54622-185		4/30/2010		360,000	No	No		
ALANI YEHIA	44961-24		4/7/2005		367,450	No	No		
ALANI YEHIA	43390-357		7/28/2004	Family		No	No		MASTER DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2007	1139	New Wind	2,582			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2018	Measured	DGM	D Mann
5/12/2005	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

08/01/18

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

080.A-0002-0132.2

!14982!

PRINT

Date

Time

12/11/20

04:45:26

LAST REV

Date

Time

08/01/18

10:02:07

danam

14982

Prior Id # 1:

49557

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C - Average			
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	46.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 5		BRs: 3		Baths: 1		HB						

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	4 - Solid Wood	5	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.4
Functional:		
Economic:		
Special:		
Override:		
	Total:	26.4

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99089080
Adj \$ / SQ:	394.622
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620697
Depreciation:	163864
Depreciated Total:	456833

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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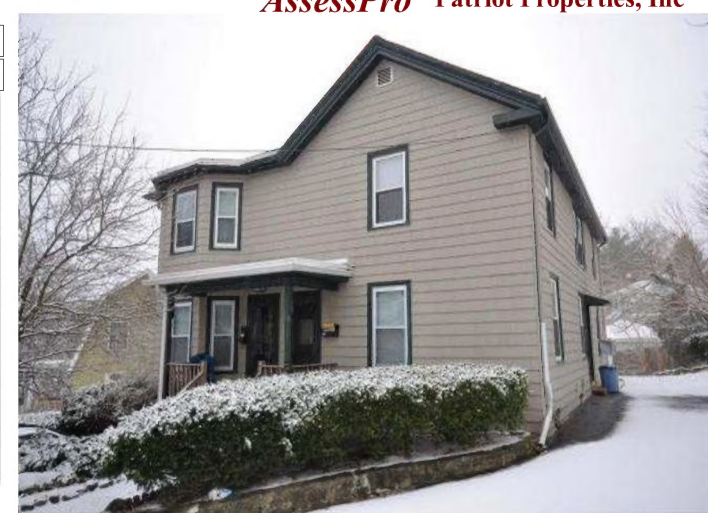
SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,105	394.620	436,058
Net Sketched Area:		1,105	Total:	436,058
Size Ad	1105	Gross Are	1105 FinArea	1105

SUB AREA DETAIL

[illegible]

IMAGE



AssessPro Patriot Properties, Inc